

**Spencer
& Leigh**



Flat J Upperdene Court, 4, Westdene Drive, Westdene, Brighton, BN1 5HF

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Guide Price £230,000 - £240,000 Leasehold

- Modern one bedroom apartment
- Positioned on the ground floor with a private entrance
- Excellent condition throughout
- 20' Living/dining/kitchen area
- Modern fitted kitchen with integrated appliances
- Spacious bathroom suite with utility space and shower over the bath
- Useful additional storage has been added throughout the flat
- Long lease and low outgoings
- Patio area and direct access to the communal gardens
- Internal inspection highly recommended

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Step into this delightful one-bedroom apartment, perfectly situated in the sought-after Westdene district of Brighton. This modern residence immediately impresses with its very well-presented interiors and the unique benefit of a private entrance, offering a sense of exclusivity and convenience. The apartment has been thoughtfully designed to maximise comfort and style, making it an inviting space to call home.

The heart of this charming property is its spacious reception room, providing ample space for both relaxation and dining. Large windows allow natural light to flood the room, creating a warm and welcoming atmosphere. From here, you can enjoy serene views overlooking the beautifully maintained communal gardens, a tranquil backdrop to your everyday life. WE LOVE how this outlook brings a sense of calm and connection to nature, right in the heart of Brighton.

The modern kitchen is well-appointed with contemporary fittings and offers everything you need for culinary pursuits. Conveniently, the vendor will include the dishwasher in the sale. Adjacent to the living area, the generously sized bedroom provides a peaceful retreat, complete with sufficient space for storage. The sleek modern bathroom complements the overall contemporary feel of the apartment, featuring high-quality fixtures and fittings and the additional benefit of a washing machine, which the vendor will also include in the sale, meaning this noisier appliance is separate from the living room.

Upperdene Court itself is a desirable location, offering residents a peaceful environment whilst remaining within easy reach of Brighton's vibrant city centre, its eclectic shops, renowned restaurants, and famous seafront. Excellent transport links are also readily accessible, making commuting straightforward. This property represents an outstanding opportunity for those seeking a stylish and convenient home in Brighton, or a shrewd investment.



Situated in the heart of Westdene provides easy access to the bustling bars and restaurants of Seven Dials and Preston Park. A main line railway station along with the A23 and A27 provides convenient commuter links to both Brighton and London. Conveniently there are bus stops located close by along with access to the South Downs National Park and Patcham Windmill.



Entrance

Kitchen/Sitting/Dining Room
20'11 x 15'

Bedroom
15'4 x 6'11

Family Bathroom

OUTSIDE

Private Rear Patio

Communal Gardens

Bike Storage

Property Information

114 years remaining on the lease

Service Charge - £2,000 p/a

Ground Rent - £150 p/a 1,910.06 2025/2026

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Un-restricted on street parking

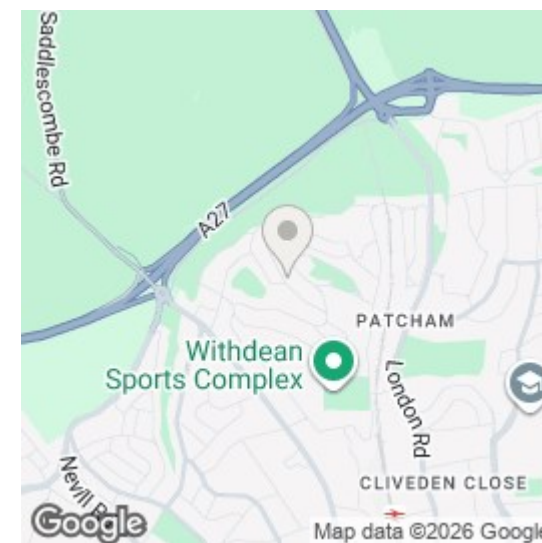
Broadband: Standard 16 Mbps, Superfast 49 Mbps and Ultrafast
1000 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Westdene Drive



Approximate Gross Internal Area = 46.0 sq m / 495.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.